

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, February 16, 2021

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:00pm. Members Alspector, Cothran, Harris, Hooper, Milash, Vanderau, Walsh and Wingate were present. Association Manager Kristy Riviello was present.

Open Forum: There was one homeowner in attendance. The homeowner suggested the addition of markings to the walls and floor of the pool for people swimming underwater. This would prevent swimmers from hitting the pool walls. Manager Riviello will contact the pool vendor for options. Open Forum was closed and the regular monthly meeting opened at 6:10pm.

Approval of Minutes: It was moved by Vanderau and seconded by Wingate to approve the minutes of the January 19, 2021 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for January was \$31,851 with a variance of \$1,204 under the expected amount of \$33,055. YTD Actual: \$191,497 YTD Budget: \$198,329 Variance: -\$6,832. The Operating Expense for January at \$24,562 was \$7,861 under the budgeted amount of \$32,423. YTD Actual: \$157,690 YTD Budget: \$185,473 Variance: -\$27,783. The Reserve Fund received the monthly transfer of \$8,313 in January with the total Reserve Fund being \$389,652. In January, there were 11 delinquencies (up from 9 in December) totaling \$6,585 (up from \$5,600); 3 of the delinquencies exceeded \$500 and account for \$5,380 (84%) of the total amount due. All accounts are followed-up using the delinquency protocol put in place by the RMA, including being placed in the hands of attorneys for appropriate action as dictated by policy. The Association continues to urge homeowners to contact Client Services at KC & Associates or Association Manager, Kristy Riviello, to resolve outstanding delinquencies.

Clubhouse Operations: Manager Riviello reported that the total amount received for private events this fiscal year is \$4,940. Future private events that have been booked for the current fiscal year total \$8,875. Two rentals are scheduled for February. During the month of January, maintenance items completed in and around the Clubhouse included the removal and storage of holiday decorations, the repair of a latch in the women's restroom, the installation of one of two new sidewalk grates, the replacement of a light post globe that had fallen along Riverwalk Circle, the repair of a urinal in the men's locker room and the repair of the door handle in the women's locker room. During the month of January, residents were able to order Pizza Hut personal pizzas, which were picked up at the Clubhouse. On January 4th, Tri-County Health shifted from Level Red to Level Orange. Bridge games, exercise group and other weekly groups were able to resume meeting at the Clubhouse with limited participation. On February 6th, Tri-County Health shifted to Level Yellow, which increases Clubhouse rental capacity to 50%. Rental inquiries, Clubhouse tours and confirmed private events are increasing. The shift to Level Yellow allows more residents to participate in games and future social events.

Unfinished Business:

Landscape for Islands: Manager Riviello reported that she requested bids from D&S Landscaping Services and Nicholson Landscaping, LLC. for landscaping the islands on Riverwalk Circle. The bids will be presented in March.

New Business:

Deep Cleaning Locker Room Floors: Manager Riviello presented a bid from Jay Dee Inc. for deep cleaning and sealing the men's and women's locker rooms floors, steam room floors and benches. It was moved by Cothran and seconded by Walsh to approve the bid from Jay Dee Inc. for \$1,789; approved unanimously.

Adjournment: The meeting was adjourned at 6:46pm.

Respectfully submitted,
Stan Alspector, RMA Secretary